

# Town of Frederick - P.O.S.T. Master Plan

## Initial Recommendations<sup>1</sup>

Sept 3<sup>rd</sup>, 2010

### Consistency with Other Plans

- 1) (Policy) The Parks, Open Space and Trails Master Plan is intended to be a “living document,” that is, reflective of current attitudes, conditions, and needs. To remain so, the Master Plan must be reviewed and updated regularly, at least annually.

#### Actions:

- A. Update the Comprehensive Plan so it is consistent with the P.O.S.T. Plan recommendations.
  - B. Update the *Community Design Principles and Development Standards* to include adopted P.O.S.T. Master Plan recommendations (e.g. park standards).
- 2) (Policy) The Town will not make land use decisions that are in conflict with the Parks, Open Space and Trails Master Plan. When potential conflicts arise, prior to the proposed action, the Town will either modify the proposed action or amend the Parks, Open Space and Trails Master Plan, or both.

### All P.O.S.T. Facilities

- 1) (Policy) The Town of Frederick will create a **P.O.S.T. System identity**.

#### Actions:

- A. **Adopt names** for all parks, trails and open space facilities.
  - B. Create and adopt P.O.S.T. monument, way finding, and educational **signage criteria**.
    - i. Monument signage will have text indicating the entity that is in charge of maintaining the facility (HOA, Town, etc.).
  - C. Establish **consistent details or signature materials for all amenities**. (*Consider establishing a Town brand for signage (public building signage, P.O.S.T. signage, Town facilities, etc.).*)
  - D. Create and adopt **standardized site furnishings** (*this will also facilitate maintenance and parts replacement*).
  - E. **Retrofit all existing P.O.S.T. facility** to approved standards.

#### Options:

    - i. **Minimal:** Install a standard monument sign at each P.O.S.T. facility.
    - ii. **Moderate:** In addition to monument signs, adopt standardized site furnishings and upgrade parks over time.
    - iii. **Extensive:** Adopt a full range of specifications for park amenities and require that all new park construction and renovations of existing parks be completed per approved specifications.
- 2) (Policy) The Town is committed to provide access to Town P.O.S.T. facilities to all residents and will provide at least one facility with significant amenities that are handicap-accessible.
  - 3) (Policy) Design of Parks, open space, and trails facilities will **minimize negative impacts**.
    - A. Lighting for sports facilities shall be well shielded to reduce the impact on adjacent or nearby uses.

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<sup>1</sup> Does not including initial maintenance or implementation recommendations

- 4) (Policy) To improve **quality and comfort** in all Frederick's Parks, the town will:
  - Actions:
    - A. Develop and adopt a **restroom facilities policy** for parks.
      - Recommendation:
        - i. Permanent restrooms with water and sanitary sewer service will only be provided at Regional Parks, Community Parks, or Specialized Facilities.
        - ii. Large neighborhood parks (in excess of 8 acres) will include a portable toilet facility.
        - iii. In Small Neighborhood Parks and Pocket Park restroom facilities will not be required.
    - B. Provide **opportunities for shade** in all P.O.S.T. facilities. This could include picnic/shade shelters, shade structures for play equipment, seating areas paired with shade trees, etc.
    - C. **Provide benches** at all play equipment areas and at appropriate intervals for internal loop trails in large open space parcels, large Neighborhood Parks, Community Parks, and Regional Parks.
    - D. Include **drinking fountains** in all Regional Parks, Community Parks, and large Neighborhood Parks.
- 5) (Policy) Provide appropriate **pedestrian and vehicular access** to existing and future P.O.S.T. facilities.
- 6) (Policy) All P.O.S.T. facilities **will utilize raw water** to irrigate per Frederick's Raw Water Master Plan. If the property is outside of the area designated in that Plan, the facilities will consider alternative raw water sources. If no raw water source is available the facility may utilize potable water until such time as raw water infrastructure is extended to that area.
- 7) (Policy) **Trail right-of-ways shall be dedicated** when a park or open space property is dedicated to the Town.

## Parks

- 1) (Policy) Ensure that future development, public and private, is **consistent with the level-of-service** standards provided in this plan.
  - Actions:
    - A. **level-of-service standards (Acres/1000 pop):**
      - i. Pocket Parks LOS = .08
      - ii. Neighborhood Parks LOS = 4.7
      - iii. Community Parks LOS = 4.0
      - iv. Overall LOS = 8.78
- 2) (Policy) Parks should be **located** to ensure they are easily accessed by the population they are intended to serve. Service requirements:
  - A. Pocket Parks and Neighborhood Parks:
    - i. Should be located within ¼ mile of the residents they are intended to serve. **(1/4 mile service area).**
    - i. Should be **centrally located** within the neighborhood they are intended to serve.
    - ii. Should **not** be located adjacent to arterial roadways.
    - iii. Should **not** be separated via a major boundary (e.g. water way, irrigation ditch, large roadway) from the residents they are intended to serve. If a major boundary separates the park from the residents it is intended to serve upon approval from the board, the developer must provide adequate access, e.g. grade separated crossings.

- iv. Where possible **should be located adjacent to school sites** or in close proximity and connected via trails.
  - B. Community Parks:
    - i. Should be located within 3 miles of the residents they intent to serve. **(3-mile service area).**
    - ii. **Should be located adjacent to arterial streets.**
    - iii. **Should serve as a neighbor park** when Neighborhood Park amenities are located in a Community Parks *(amenities will have a ¼ mile service radius).*
- 3) (Policy) The development of **Community Parks** will focus on shortfall in competitive sports facilities.
- Actions:
- A. Assume control of the **old High School ballfields** for recreation programs.
    - i. Work with the school district to purchase the ballfield facility.
  - B. **Include baseball / softball fields in next community park.**
- 4) (Policy) Create **Pocket Parks that are beneficial** to the Town of Frederick.
- Actions:
- C. Separate requirements for dedication of Pocket Parks and Plazas.
  - D. Update Pocket Park requirements to increase the minimum size and require a small area of usable turf (+/- 60' x 40').
- 5) (Policy) Require that **play activities for all ages and abilities** is included in the program for all parks.
- 6) (Policy) Provide **pedestrian and vehicular access** to parks:
- Actions:
- A. Provide **paved sidewalk access** to all new parks.
  - B. Provide appropriate levels of **off-street parking** in Community Parks and large Neighborhood Parks.
  - C. Include **bike racks** in all parks.
  - D. **Maximize connectivity** from all parks to Frederick's trail system.
  - E. Ensure that parks created through the development process are **open to the public.**
- 7) (Policy) Frederick will exceed **ADA requirements** for parks:
- Actions:
- A. Require **ADA accessible routes and amenities** including ADA access to play equipment and ADA approved safety surfaces.
- 8) (Policy) Provide appropriate **play bay safety surfacing** in existing and future parks.
- Actions:
- A. **Ensure minimum soft surfacing levels** in play areas as required for the height / type of equipment.
  - B. **Include wear mats** under slides and swings

- 9) (Policy) **Designate areas for public art in each park.** Art for public parks should reflect Frederick's image and identity (*defined by Arts Commission?*)

Actions:

- a. Determine a **preferred location for each art installation** in a public park as part of the selection process for the artist and public art piece. Site selection should be accomplished via the Arts Commission site selection criteria.
- b. A **safety and durability evaluation** should be completed for each art installation.

#### Open Space

- 1) (Policy) All open space dedicated in the development process shall be restored to a **predominantly natural condition** prior to dedication.
- 2) (Policy) Impact of **built structures** in natural or native open space areas should be minimal.
  - A. (Policy) **Utility right-of-ways** (ROW) (e.g. sewer, water) are allowable in Open Space areas as long as escrow amount ensures restoration to natural appearance if maintenance of ROW is necessary. Visible structures unrelated to the use or management of open space will not be permitted, unless they have **environmental benefits** and are approved by the Town Board.
- 3) (Policy) **Conservation easements** can be counted as open space.
- 4) (Policy) The Town should **improve public access to open space**; limiting public access should be based on the fragility of the open space (i.e. maintenance) and safety of access.

Actions:

  - A. Require **Town Board approval to restrictions to public access** to open space unless such access will threaten the open space resource. (*Granting public access may not provide for use of utilization of the entire open space parcel. Public use may be restricted to specific trails.*)
  - B. **Develop trails to all open space areas** suitable for public access.
- 5) (Policy) The Town will utilize a number of methods to acquire open space including donations, intergovernmental agreements, conservation easements, zoning regulations (i.e. density bonuses used in conjunction with cluster regulations to preserve lands). **Open Space acquisition methods should be attempted in the least costly manner first.**
- 6) (Policy) The Open Space, Development and Maintenance Fund of the Town should be used to:
  - A. Purchase lands that allow public access
  - B. Purchase land that
    - i. Preserve natural areas
    - ii. Preserve wildlife habitat and wetlands
    - iii. Protect visual corridors
    - iv. Develop passive recreational use (trails system)
  - C. Maintain Town open space land
- 7) (Policy) On open space lands, plantings other than agricultural crops will consist of **species native to the local ecosystem.**

#### Trails

- 1) (Policy) To maximize resources, **improve existing recreational and transportation linkages** including connection to regional connections and closing key gaps.

Objectives:

- A. Ensure all new development provides connection to the existing trails and proposed trail network that are adjacent to or called for on the property.
  - B. Create connections to the St. Vrain Legacy Trail (Colorado Boulevard Trail)
  - C. Encourage developers to include additional internal trails that link cul-de-sacs and neighborhood streets.
- 2) (Policy) Concentrate resources on the **strategic development of new trail corridors**:
- Actions:
- A. Town staff should pursue **capital improvements funding, Open Space Sales Tax funding, or grant funding for higher-priority corridor trail projects including**:
    - i. Create an East-west corridor linking Rinn Valley Ranch to existing trails along CR 20 (connect to St. Vrain Legacy Trail Corridor and eventually to Longmont)
    - ii. Close the gap between existing trail along CR 18 and Milavec Lake / Frederick Recreation Area
    - iii. Develop trail in the Godding Hollow corridor. Eventual connection to St. Vrain State Park.
    - iv. Develop a trail in the St Vrain Legacy Trail corridor along Boulder Creek.
  - B. Town staff should pursue a **program of trail infill to link existing trails** and provide additional connectivity and options for residents.
    - i. Utilize existing easement corridors and open space around oil wells to develop new connector trails throughout existing subdivisions, with added priority on linking to major trail corridors (see i. for examples).
- 3) (Policy) Frederick recognizes the **importance of multimodal transportation** and will ensure **new development considers all modes of transportation**.
- Actions:
- A. Ensure **walkways** serve as important connectors and consider a multitude of users. For example, where bicyclists are expected to use walkways, the facility should be designed to take these user types into account.
  - B. **Design on-street bikeways** to follow AASHTO guidelines and classify them separately from multi-use pathways.
  - C. Ensure **Multi-use pathways** (*not on street or walkways*) are paved and include:
    - i. A maximum of one cross-street or driveway per 400 feet.
    - ii. Signage, crossing markings and other way finding and safety features at roadway crossings
  - D. **Allow 'trails' adjacent to a multi-use pathway.**
- 4) (Policy) Ensure **trail user's** know what uses are permitted.
- Action:
- A. **Establish policies for trail usage** (e.g. where is equestrian use appropriate?)
  - B. **Establish signage requirements** for new trails and a retrofit program to ensure trails are posted with allowable uses.

#### Finance and Funding

- 1) (Policy) Future development will **pay its fair share of the acquisition, construction, and maintenance** of Parks, Open Space, and Trails.
- Actions:
- A. **Increase the Parks Impact Fee**
  - B. Developer/HOA/Metro district to pay the Town a **yearly maintenance fee** for park inspections.
  - C. Developer will pay a **one time administrative fee** for updating Town GIS database and P.O.S.T map

- 2) (Policy) To **reduce the cost of maintenance** associated with watering, the Town will:
  - a. **Encourage raw water** to irrigate all P.O.S.T. facilities.
  - b. **Utilize xeric landscaping methods** for all P.O.S.T. facilities.
- 3) (Policy) Water taps for irrigation should be sized to allow a **full irrigation cycle to be completed between dusk and dawn** during the growing season.
- 4) (Policy) The Town will utilize **funding partners** to help leverage its open space, parks fund and general fund monies. (e.g. GOCO, regional governmental entities, Conservation Trust Fund, partnerships with private entities, etc.)
- 5) (Policy) **Ensure the development of Community Parks**  
Actions:
  - A. Add language stating that the Town will construct and maintain all Community Parks
- 6) (Policy) The town will encourage creative methods to fund improvements in our parks:
  - a. **Allow tasteful and local advertising** in parks (e.g. picnic shelter paid for by XXX); the design of any advertising must be approved by the Board. Examples include trail markers with advertising, advertising on fences around sports facilities.
  - b. **Low impact utilities** should also be considered, i.e. lease of sports field lights for cell tower usage, solar panels on shelter roofing.